

4.1 Scope of environmental analysis

4.1.1 Impacts

The following environmental analysis was accomplished for a non-project action or programmatic environmental impact statement under the guidelines set forth by the Washington State Environmental Policy Act (SEPA) of 1971 as amended and to identify Planned Action projects in accordance with WAC 197-11-164.

(5)(a) Until July 1, 2018,
(4)(a) A city that elects to adopt such an optional comprehensive plan element and optional development regulations shall prepare a nonproject environmental impact statement, pursuant to RCW [43.21C.030](#), assessing and disclosing the probable significant adverse environmental impacts of the optional comprehensive plan element and development regulations and of future development that is consistent with the plan and regulations.

The analysis of environmental impacts was intended to identify those aspects of the natural and human environment that could potentially be impacted by the overall policies and implementation tasks outlined in the proposed MLK Subarea Plan by Planned Action projects.

In-depth quantifiable environmental analysis was not conducted of site-specific project impacts because many of the proposed individual implementation tasks have not yet been designed and/or may not involve project type actions.

This non-project EIS and MLK Subarea Plan have been completed in accordance with RCW 43.21C.420. As such, proposed developments that are consistent with the adopted Subarea Plan and final EIS will not be subject to appeal under SEPA for a period of ten years from the date of issuance of the final environmental impact statement.

When required, environmental threshold determinations will be made by implementing departments or agencies on individual implementation tasks and projects to determine whether projects qualify as Planned Action projects and/or whether additional project-specific environmental impact statements will be required at the time publicly sponsored projects are to be accomplished and/or designed and funded for construction.

Privately sponsored projects will be reviewed for environmental threshold determinations by the lead agency when the properties are to be developed.

4.1.2 MLK Subarea Plan - Alternative 2

Potential implementation tasks that may result from the proposed MLK Subarea Plan are described in the accompanying MLK Subarea Plan document (Alternative 2).

Implementation of Alternative 2: MLK Subarea Plan - the Proposed Action will comply with GMA requirements for comprehensive plan subarea plans.

In addition, the program will also develop and implement 60 major MLK Subarea Plan strategies outlined in Section 3: The Proposed Action, and determined to be important in effectively implementing MLK revitalization as well as qualifying projects as Planned Actions.

The 60 strategies address issues such as economic development, community development, arts and culture, parks and recreation, environment, transportation, infrastructure, urban design and development, and governance.

4.1.3 Draft Environmental Impact Statement (DEIS)

This document describes actions, ordinances, measures, and projects that will be initiated to implement the policies, goals, and objectives described in the elements to the MLK Subarea Plan and the Planned Action Ordinance (PAO).

The possible mitigation measures include specific tasks dealing with environmental protections, land use ordinances, economic strategies, transportation improvements, park and recreation projects, urban design ordinances, and catalytic projects.

The proposed implementation and mitigation measures could require lead agency involvement by Tacoma and the active participation of numerous other local, state, federal, and private agencies and organizations.

This environmental analysis includes the beneficial and adverse impacts on the environment assuming that all of the proposed

policies, physical improvements, and implementation measures will be accomplished.

4.1.4 Mitigation measures

The techniques to be used to mitigate the possible environmental impacts of implementing actions depend on the location, type, and size of specific implementation task measures and projects.

For example, two identical implementation projects on different sites could result in a different set of impacts requiring different mitigation techniques because existing environmental conditions vary considerably among different sites.

For these reasons and because specific project designs and locations have not yet been developed, specific mitigating measures were not developed for the proposed implementation program's project related environmental impacts.

When individual projects are scheduled for implementation, the implementing agency or SEPA official - which may be the Tacoma Community/Economic Development Department - may determine whether the specific project will qualify as a Planned Action project and/or require an environmental checklist, environmental impact statement, or other threshold determination or declaration of non-significance.

As part of that process, the implementing agency will determine whether the project's impacts and mitigations have been identified herein as Planned Action projects, or whether the types and level of significance of impacts require additional appropriate mitigating measures in accordance with local, state or federal regulations, building, and development guidelines.

If impacts are judged to be especially significant, the implementing agency could decide to forego or revise an implementing measure or project.